

SINGLE TENANT NET LEASED INVESTMENT OFFERING

# DOLLAR GENERAL

1602 10TH STREET

Reedley, CA 93654

**PRESENTED BY:**

**GARY GUSTAFSON**

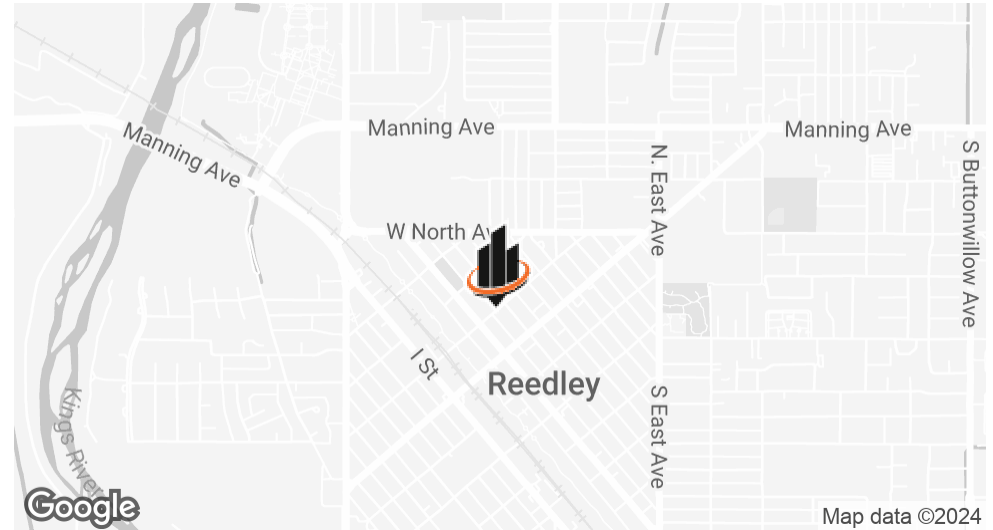
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CalDRE #00414569



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,419,355
<b>LEASE TERM:</b>	PRIMARY TERM 15 YEARS COMMENCING 01/01/2014
<b>LOT SIZE:</b>	18,750 SF
<b>BUILDING SIZE:</b>	10,890 SF
<b>NOI:</b>	\$110,000.00 Option 1. \$121,000.00 Option 2. \$133,000.00 Option 3. \$146,000.00
<b>CAP RATE:</b>	7.75%

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## PROPERTY DESCRIPTION

Introducing a prime retail investment opportunity in the heart of Reedley, CA. This meticulously renovated 10,890 SF building, with a rich history dating back to 1958, offers a premier location for retail and street retail investors. Boasting full occupancy, this property presents a solid investment with guaranteed returns. Completely renovated in 2014 including new roof, electrical, plumbing and mechanical systems. Remodeled in 2020. Renovations ensures modern appeal and functionality, providing an optimal environment for tenants and customers alike. Capitalize on this rare chance to secure a valuable asset in a thriving retail market, poised for continued growth and success. Don't miss out on this outstanding investment prospect in the dynamic Reedley area. TENANT is responsible for Taxes insurance and CAM. Lessor is responsible for Roof, Structure and Parking lot replacement.

MOTIVATED: Seller is retired and reconfiguring estate

## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	DOLLAR GENERAL
<b>PROPERTY TYPE</b>	SINGLE TENANT NET LEASED
<b>PROPERTY SUBTYPE</b>	Street Retail
<b>APN</b>	368-171-01
<b>BUILDING SIZE</b>	10,890 SF
<b>LOT SIZE</b>	18,750 SF
<b>YEAR BUILT / RENOVATED / REMODELED</b>	1958 / 2014 2020
<b>NUMBER OF FLOORS</b>	1
<b>AVERAGE FLOOR SIZE</b>	10,890 SF
<b>PARKING SPACES</b>	20
<b>CONSTRUCTION STATUS</b>	Existing
<b>FREE STANDING</b>	Yes

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MOTIVATED: Seller is retired and reconfiguring his estate which does not include

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- - 10,890 SF retail building
- - Built in 1958, Complete renovation in 2014, remodeled by DG 2020
- - Zoned CC (Central & Community Commercial)
- - 100% occupancy
- - Prime Hard Corner location in Downtown Reedley California
- - High visibility and foot traffic
- - Reliable income
- Lease Term: 15 years with 3 five year options
- Lease Commencement: 01/01/2014

## ADDITIONAL PHOTOS



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**SVN | MG PROPERTY ADVISORS, INC.** 4

# LOCATION MAP



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